

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, WORMHOLE WATER IN CONSULTATION (WHERE APPLICABLE) APPROVAL HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS UNLESS AND UNLESS PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT SHOULD FOLLOW THE PLANNING APPROVAL, CHANGES AND CONSTRUCTION DETAILS AND THE BUILDING REGULATION APPROVALS, STRUCTURAL DRAWINGS, MECHANICAL, ELECTRICAL, PLUMBING, HEATING, VENTILATION AND AIR CONDITIONING (MEP) DRAWINGS, AND ANY CONDITIONS ATTACHED.

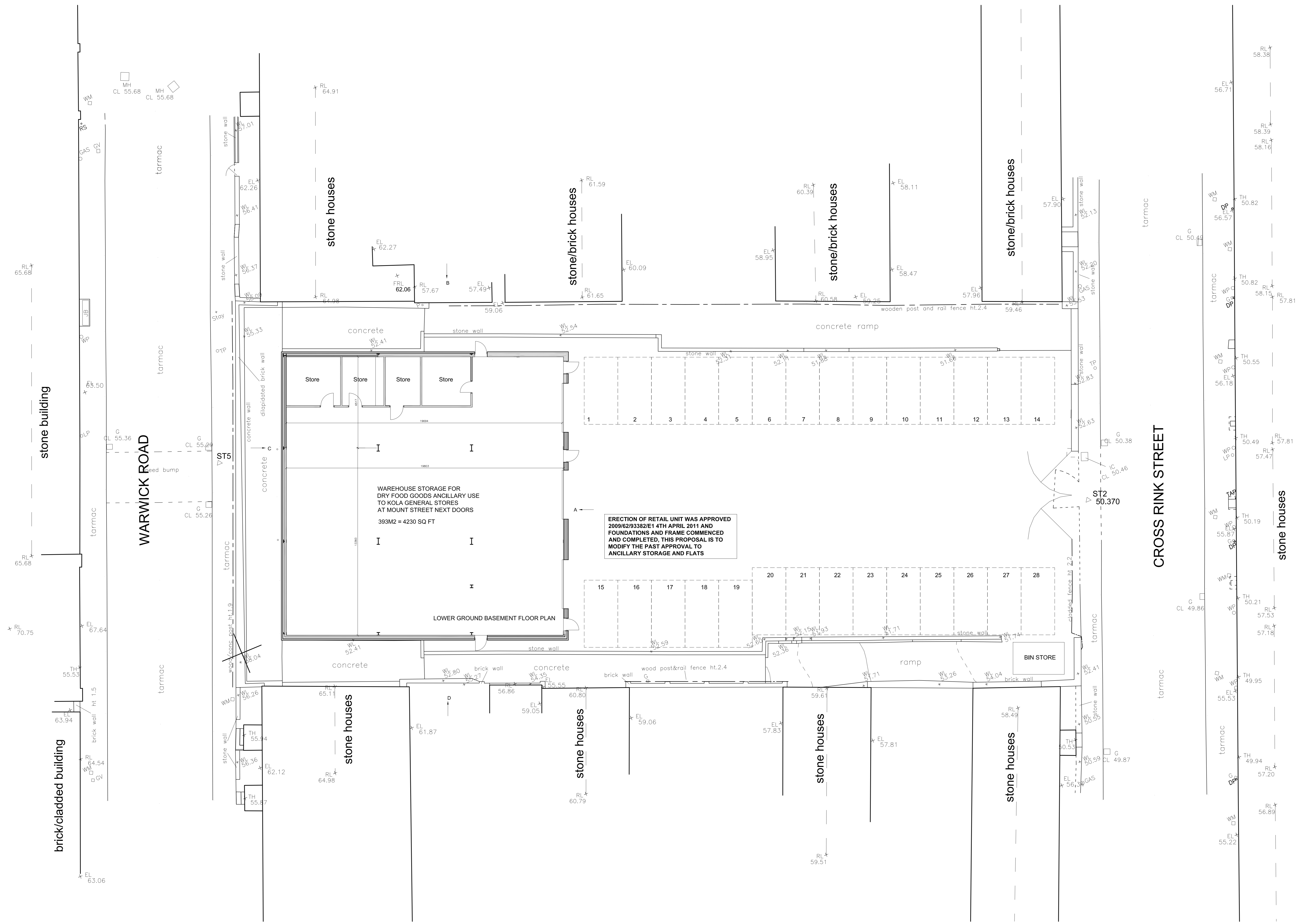
CLIENT TO ENSURE ALL INFORMATION STATUTORY PERMISSING APPROVAL, DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR (SINGLE) CONTRACTOR MAKE INSPECTOR APPROVALS NOT FOR ALL WORKS CARRIED OUT TO BE SEEN PUBLIC DRAWS OR DRAWNS IN RELATION TO THE PROJECT.

CLIENT TO PROVIDE ALL PROVISIONS WHERE THE CLIENT HAS NO OTHER OBLIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF EXISTING SERVICES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF EXISTING SERVICES AND UTILITIES.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS. SUBJECT TO SITE OPENING UP AND EXISTING SERVICES CONFIRM ALL DETAILS AND DIMENSIONS TO BE AS SHOWN, UNLESS OTHERWISE NOTED. DETAILS TO BE REFERRED TO FOR FURTHER INFORMATION.

CON REGULATIONS - THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH DO NOT EXCEED 300 PERSON DAYS. AT ANY POINT IN THE PROJECT (OR SO) EXCEEDS 300 PERSON DAYS, PLEASE REFER TO THE CONTRACTOR FOR FURTHER INFORMATION FOR DESIGN AND COMPLIANCE. FOR THE CON REGULATIONS THE CLIENT WILL BE IMPROVING THE CONTRACTOR AND D&A RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDERS OF THE PARTY WALL ACT 1996 AND TO APPROVE / OBTAIN NECESSARY ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY BE REQUIRED TO BE SERVED ON THE ADJACENT OWNERS PRIOR TO COMMENCEMENT. PLEASE REFER TO THE PARTY WALL ACT 1996 FOR FURTHER INFORMATION. APPROVED PARTY WALL SURVEYOR TO BE DAILY ADVICE.



ERECTION OF RETAIL UNIT WAS APPROVED 2009/6293382/E1 4TH APRIL 2011 AND FOUNDATIONS AND FRAME COMMENCED AND COMPLETED. THIS PROPOSAL IS TO MODIFY THE PAST APPROVAL TO ANCILLARY STORAGE AND FLATS

PRELIMINARY

DK ARCHITECTS
Chartered Architects

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DK	DK ARCHITECTS
	I 07924 477212 M 07718 988666 E info@dkarchitects.net W dkarchitects.net DK Architects, Suite 4 & 5 Business Park, Technology Drive, Batley, WF17 6ER

PROJECT: DEVELOPMENT
ADDRESS: CROSS RINK STREET, BATLEY, WF17 6BH
DRG: PROPOSED SITE PLAN
STATUS: PLANNING APPLICATION subject to approval
DATE: 21.10.25 DRAWN: AHD SCALE: 1:100 CHECKED: ANK SIZE: A0 DRG NO: 24.2782.03
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